



తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (*Plg.I(1)*)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY OPEN SPACE (MINOR PART) AND PARTLY CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN GUNDLAPOCHAMPALLY VILLAGE, MEDCHAL (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No. 113, *Municipal Administration & Urban Development (Plg.I(1))*, 1st July, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.nos: 692 (Part), 693 (Part) & 694 (Part) of Gundlapochampally Village, Medchal (M), Medchal-Malkajgiri District to an extent of 70902.42 Sq.mts, which is presently earmarked for partly Open Space (minor part) and partly Conservation Use in the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008, is now designated as Residential Use, subject to the following conditions:

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
6. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
7. The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
8. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/ title , Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The applicant shall comply the conditions mentioned in G.O.Ms.No.168, MA & UD, dt:07.04.2012 with respect to HT line passing through the site u/ r.
11. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
12. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
13. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North	: Neighbours land in Sy.No.688/P & 694/P of Gundlapochampally (V)
South	: Existing 12 Mtrs wide road and part of HMDA approved draft layout
East	: Partly vacant land and partly HMDA approved draft layout in Sy.No.692/P & 693/P of Gundlapochampally (V)
West	: Partly vacant land and partly HMDA approved draft layout in Sy.No.694/P of Gundlapochampally (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE TO RESIDENTIAL USE ZONE IN KATEDAN (V), RAJENDRANAGAR (M), RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 114, Municipal Administration & Urban Development (Plg.I(1)), 1st July, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of erstwhile HMDA area vide G.O.Ms.No.288, MA & UD Dept., dt:3.4.2008 (Shamshabad zone segment), as required by sub-section (1) of the said section.

VARIATION

The 'site in Sy.No's.79, 80 & 86 of Katedan(V), Rajendranagar(M), Ranga Reddy District measuring to an extent of Ac 2-8 Gts., which is presently earmarked for open Space use zone as per the notified Master Plan of erstwhile HMDA area vide Go Ms No: 288 MA &UD dt:3.4.2008 (Shamshabad zone segment) is now designated as Residential use zone **subject to the following conditions :**

1. The applicant shall comply the conditions laid down in the GO.Ms.No:168, dt:07.04.2012
2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the Change of Land Use orders will be withdrawn without any notice.
5. Change of Land Use shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the competent authority.
7. The Change of Land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall handover the road affected area if any in formation of road free of cost to local authority through registered gift deed at the time of layout/building permission from competent authority.

SCHEDULE OF BOUNDARIES

North : Apartments under construction (Kirthi signature apartment).
 South : Temple and open land
 East : Open land
 West : Existing 9 mts wide BT road.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN GUNDLAPOCAMPALLY VILLAGE, MEDCHAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No. 116, Municipal Administration & Urban Development (Plg.I(1)), 2nd July, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos:716/p, 717/p & 719/p of Gundlapochampally Village, Medchal Mandal, Medchal-Malkajgiri District to an extent of 38546.3 Sq.mts, which is presently earmarked for Conservation use in the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008, is now designated as Residential Use, **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

2. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
3. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
4. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
5. The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Existing 12 Mtrs wide road and part of HMDA approved draft layout
 South : Vacant land in Sy.No.717 (P) & 715(P) of Gundlapochampally (V)
 East : Vacant land in Sy.No.719 (P) of Gundlapochampally (V)
 West : Vacant land in Sy.No.718 (P) & 717(P) of Gundlapochampally (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN BACHUPALLY (V) & (M), MEDCHAL DISTRICT - CONFIRMATION.

[G.O.Ms.No. 119, Municipal Administration & Urban Development (Plg.I(1)), 6th July, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master plan-2021 for Shambupur zone Segment approved vide G.O. Ms. No. 288, MA dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.66, 67, 68, 69 of Bachupally (V) & (M), Medchal District to an extent of 56944.69 Sq. mtrs., (14 Ac) (excluding buffer of NALA), which is presently earmarked for Conservation use zone in the notified Master plan-2021 for Shambupur zone Segment vide G.O.Ms.No.288, MA dt:03.04.2008 is now designated as Residential use zone, subject to following conditions:

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-04-2012.

2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. The applicant shall maintain the Ac. 2-22 Gts buffer zone as open space / Tot-lot only in the layout /Building permission and no change of usage is permissible.
9. The applicant shall comply the conditions mentioned in the Revenue & Irrigation NOC.
10. The applicant shall comply with G.O.Ms.No.106 MA, Dated:06.07.2020 regarding 100'-0" approach to site under reference.

SCHEDULE OF BOUNDARIES

NORTH : Gated community development in Sy.No.70 & 71 of Bachupally (V)
 SOUTH : Vacant land in Sy.No.65 of Bachupally (V)
 EAST : 12 mts wide CC road.
 WEST : Water body in Sy.No.64 of Bachupally (V)

**VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
 CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO RESIDENTIAL USE ZONE
 IN PENDYAL VILLAGE, MAHESHWARAM MANDAL & RANGA REDDY DISTRICT -
 CONFIRMATION.**

[G.O.Ms.No. 122, Municipal Administration & Urban Development (Plg.I(1)), 8th July, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified MDP -2031 vide G.O.Ms.No.33, MA & UD dt:24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.131/Part, 132/Part, 133/Part & 135/Part of Pendyal Village, Maheshwaram Mandal & Ranga Reddy District to an extent of 71796.85 sq.mtrs which is presently earmarked for Peri-Urban use zone in the Notified MDP - 2031 vide G.O.Ms.No.33, MA, dt:24.01.2013 is now designated as Residential Use Zone subject to compliance of G.O.Ms.No.106, MA&UD (Plg.III) Dept., Dated:06.07.2020 & also subject to the following conditions:

1. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.

2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

EAST	: Existing 60' road & Proposed 30 mtrs wide road
WEST	: Open Land
NORTH	: Open Land
SOUTH	: Open Land

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE TO RESIDENTIAL USE ZONE IN KALLAKAL (V), TOOPRAN (M), MEDAK DISTRICT - CONFIRMATION.

[G.O.Ms.No. 123, Municipal Administration & Urban Development (Plg.I(1)), 8th July, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.209 to 211, 231 to 243, 275 to 278 and 281 of Kallakal (V), Toopran (M), Medak District to an extent of Ac. 75-32 Gts, which is presently earmarked for Peri-urban use zone as per the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013 is now designated as Residential use zone subject to the following conditions:

- a. The Owners/applicants shall handover the areas affected under the notified roads to the Local Body at free of cost.
- b. The owners/ applicants shall develop the roads at free of cost as may be required by the Local body.
- c. The title and ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/ Municipal Corporations/ Municipalities before issue of building permission/ development permission and it must be ensured that the best financial interest of the Government are preserved.
- d. The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- e. The above change of land use is subject to the condition that may be applicable under Urban Land Ceiling Act and Andhra Pradesh Agricultural Ceiling Act.

- f. The owners/applicants are solely responsible for any mis-representation with regard to ownership/ title, land ceiling clearances etc and they will be responsible for any damaged claimed by any one on account of change of land use proposed.
- g. The change of land use shall not be used as the proof of any title of the land.
- h. The change of land use shall not be bar any public agency including Hyderabad Metropolitan Development Authority/ Local Authority to acquire land for any public purpose as per law.
- i. The applicant shall fulfill any other conditions as may be imposed by the competent authority.
- j. The Feeder Channel passing through land in Sy. No. 232, 238 & 211 of Kailakal Village, Toopran Mandal with a width of 6 meters should not be disturbed and a buffer zone of 2 meters on either side of Feeder Channel is left as per guide lines issued under G. O. Ms. No. 168, MA, dated 07.04.2012 as per NOC issued by EE, Irrigation Department and Collector, Medak District.
- k. The applicant shall maintain and construct the 6 meters wide feeder channel alignment as shown in Revenue Sketch Plan issued by Revenue Authorities as per NOC issued by EE, Irrigation Department and Collector, Medak District at the time of Development permission from Competent Authority (HMDA).

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos. 192,193,191,196,197,219 & 216 of Kalakkal (V)
 SOUTH : Sy.Nos. 275,285,284,283 of Kalakkal (V)
 EAST : Sy.Nos. 188,244,245,246,188,247 of Kalakkal (V)
 WEST : Existing 75 mtrs wide road & Sy No.280, 292 of Kalakkal (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI-URBAN USE ZONE TO RESIDENTIAL USE ZONE IN MOKILA(V), SHANKARPALLE (M), RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 124, Municipal Administration & Urban Development (Plg.I(1)), 12th July, 2022.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan (MDP) 2031 issued vide G.O.Ms.No.33 MA dt: 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.17, 18, 19, 20, 21, 22 & 27 of Mokila (V), Shankarpalle (M), Ranga Reddy District to an extent of 165921 Sq Mts (Ac. 40.98), which is presently earmarked as Peri-urban use as per the notified Master Plan (MDP) - 2031 notified by the Government vide G.O.Ms.No.33 MA dt: 24.01.2013, is now designated as Residential use zone, subject to the following conditions:

- a) The applicant shall comply all the conditions laid down in the G.O.Ms.No:168, dt: 07.04.2012 and in the G.O.Ms.No.363 dt:28-08-2010.

- b) If local body / GHMC desires to acquire land area for the circulation network, then applicant has to handover required land / plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- e) If there is any court case is pending in Court of Law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- f) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- g) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- h) The applicant shall not disturb the Natural position of the Nala / Channel if any passing through the site.
- i) The Change of land Use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
- j) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : 30 mts wide BT road and proposed 45 mtrs road in
Sy.No.31/P of Mokila (v)

South : Vacant land in Sy.No.16 of Mokila (v)

East : Vacant land in Sy.No.31, 33, 34 & 10 of Mokila (v)

West : Vacant land in Sy.No.23, 25 & 26 of Mokila (v)

ARVIND KUMAR,
Special Chief Secretary to Government.

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